



Finch Drive | Colton | LS15 9JY

£315,000

Three bedroom semi-detached house | Council tax band D | Epc rating C

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### \*\*\* THREE DOUBLE BEDROOM PROPERTY CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS \*\*\*

Rarely for sale on this popular estate is this modern three storey semi-detached family home. Built by Srata homes the property offers well planned and proportioned accommodation which is only conveyed by viewing.

The accommodation briefly comprises;- to the ground floor: entrance hall, guest wc, fitted kitchen with integrated appliances and a lounge with French doors leading out to the rear garden. To the first floor this property has a large landing, two double bedrooms and a house bathroom. To the second floor you will find a large master bedroom and an en-suite shower room. Outside there is a spacious driveway and an enclosed rear garden that is mainly laid to lawn with two seating areas.

The location is unparalleled being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links just a short walk away on the main A63 Selby Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is a the new and exciting shopping and leisure complex at 'The Springs' which has a cinema complex. There is also Sainsburys supermarket at the ever popular Colton retail park and with Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars.

If you are looking for ready to move into accommodation in an excellent location then look no further!

## Ground Floor

### Entrance Hall

Entry is through a composite door to a welcoming hallway with a central heating radiator. A staircase rising to the first floor and provides a useful under stair storage cupboard.

### Kitchen/Diner 4.27m x 2.74m (14'0" x 9'0")

Fitted with a modern kitchen with a good range of wall and base units with complimentary work surfaces over which incorporate a stainless steel sink with side drainer and

mixer tap over. Integrated appliances include a fridge/freezer, washing machine and dishwasher along with a built under Neff electric oven, a glass electric hob with stainless steel splash back and an extractor hood. A double-glazed window is placed to the front. The dining area has ample space for a dining table and chairs and a central heating radiator.

The sellers have cleverly added sliding doors to enable the dining space to open to the living area when required - an excellent idea for when entertaining or for just keeping an eye on the kids!

### Living Room 3.56m x 4.85m (11'8" x 15'11")

A spacious living room flooded with natural light from the large French windows that give direct access to the patio and garden beyond. A feature fire surround incorporates an electric fire and gives the room a cosy atmosphere. Central heating radiator.

### Guest w.c

Fitted with a low flush w.c and pedestal hand wash basin. Central heating radiator and extractor fan.

## First Floor

### Landing

The landing area is split into two. The first area has a useful built in storage cupboard and serves the bathroom and two bedrooms. A door opens to the second area which has a window to the front and a central heating radiator and could be utilised as a study space. A staircase rises to the second floor.

### Bedroom 2 3.96m x 2.67m (13'0" x 8'9")

A double bedroom placed to the rear with a double-glazed window and central heating radiator. Built in wardrobes with sliding doors provide hanging rails and storage.

### Bedroom 3 3.73m x 2.67m (12'3" x 8'9")

The third double bedroom is placed to the front and offers a double-glazed window and a central heating radiator.

### Bathroom

The family bathroom is of a good size and is fitted with a white three piece suite which comprises;- a panelled bath,

a pedestal wash hand basin and low flush wc. In addition there is a central heating radiator, double glazed window and a built in cupboard housing the central heating boiler and hot water cylinder.

## Second Floor

### Master Bedroom 5.67m x 4.85m (18'7" x 15'11")

A large master bedroom with fitted wardrobes to one wall which offer mirrored sliding doors, hanging rails and storage solutions. A double glazed dormer style window to the front and a central heating radiator. A door grants access to:-

### En-suite Shower Room

A light and bright shower room with a skylight window, a walk in shower enclosure, a wash hand basin, a close coupled wc and central heating radiator.

## Exterior

Arrive at the front of the house to find an open plan lawned garden and driveway providing ample off road parking to the side. The rear garden is fully enclosed with a high timber gate and fence. The rear garden is mainly laid to lawn with a paved patio area adjacent to the house and a triangular decked area to the bottom of the garden so one can take advantage of the sun at anytime of day - ideal for al-fresco dining and entertaining.

## Directions





Total area: approx. 103.4 sq. metres (1113.0 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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